

ORDINANCE NO. **BG2022 - 53**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 3.3816 ACRES FROM AG (AGRICULTURE) TO GB (GENERAL BUSINESS) LOCATED AT 0 RUSSELLVILLE ROAD, PRESENTLY OWNED BY BINA R. SONI

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing in City Hall on October 20, 2022 regarding the proposed rezoning of a tract of land containing 3.3816 acres located at 0 Russellville Road (formerly 5836 Russellville Road), from AG (Agriculture) to GB (General Business); and,

WHEREAS, said Planning Commission found the proposed zone change to be in agreement with the adopted Comprehensive Plan; and,

WHEREAS, said Planning Commission, thereafter and during the regular meeting, at said time and place with five (5) of the allotted eight (8) members of the Board present, voted four (4) yeas and one (1) nay to approve a recommendation to rezone a tract of land containing 3.3816 acres located at 0 Russellville Road, from AG (Agriculture) to GB (General Business), with development plan conditions.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky as follows:

1. The tract of real estate presently owned by Bina R. Soni, containing 3.3816 acres located at 0 Russellville Road, which tract of real estate is more particularly described on the attached maps and incorporated herein as if copied in full, is hereby rezoned from AG (Agriculture) to GB (General Business), with development plan conditions.

2. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in

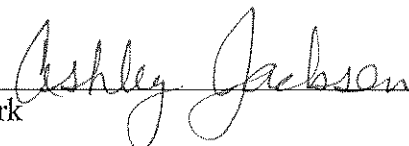
(Ordinance No. BG2022 - 53)

conflict therewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on November 15, 2022, and given final reading on December 6, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: December 6, 2022

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

ZONE CHANGE REQUEST AG TO GB WITH DPCS TOTAL: 3.3816 ACRES



VICINITY MAP
OF THE SITE

GENERAL NOTES:

1. SOURCE OF TITLE: DEED BOOK 1147, PAGE 041.
2. TOTAL AREA OF THIS SURVEY: 3.3816 ACRES.
3. THIS SURVEY IS A FULL AND ACCURATE TITLE SEARCH ENCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. DATE OF FIELD SURVEY: SEPTEMBER 27, 2022.
5. SOURCE OF BEARINGS: MAGN. N. SOUTHERN CROSS AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE REQUIREMENTS OF THIS CLASS.
6. THIS THAT REPRESENTS A BOUNDARY SURVEY AND THIS THAT REPRESENTS A MONUMENT SURVEY.
7. THIS THAT REPRESENTS A BOUNDARY SURVEY AND THIS THAT REPRESENTS A MONUMENT SURVEY.
8. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
9. UNADJUSTED DISTANCES: 1. 18622A.
10. ALL SET IRON PINS ARE 5/8" INCH DIAMETER BY 6 INCHES LONG.
11. ALL SET IRON PINS ARE 1/2" INCH LONG WITH STAINLESS STEEL SURVEY WASHER STAMPED "L. SLAVEY 87922".
12. ALL WITNESS MONUMENTS SHOWN ARE 5/8" INCH DIAMETER BY 6 INCHES LONG WITH STAINLESS STEEL SURVEY WASHER STAMPED "L. SLAVEY 87922".

BLOOD NOTE:
THE PROPERTY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A UTILITY RECORD PLAN AS LOCATED BY TRACK INDUSTRY DATE AND PLAT NUMBER AND DATED MAY 4, 2007.

UTILITY NOTES:
THE PROPERTY AS SHOWN HEREON IS LOCATED FROM FIELD EVIDENCE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

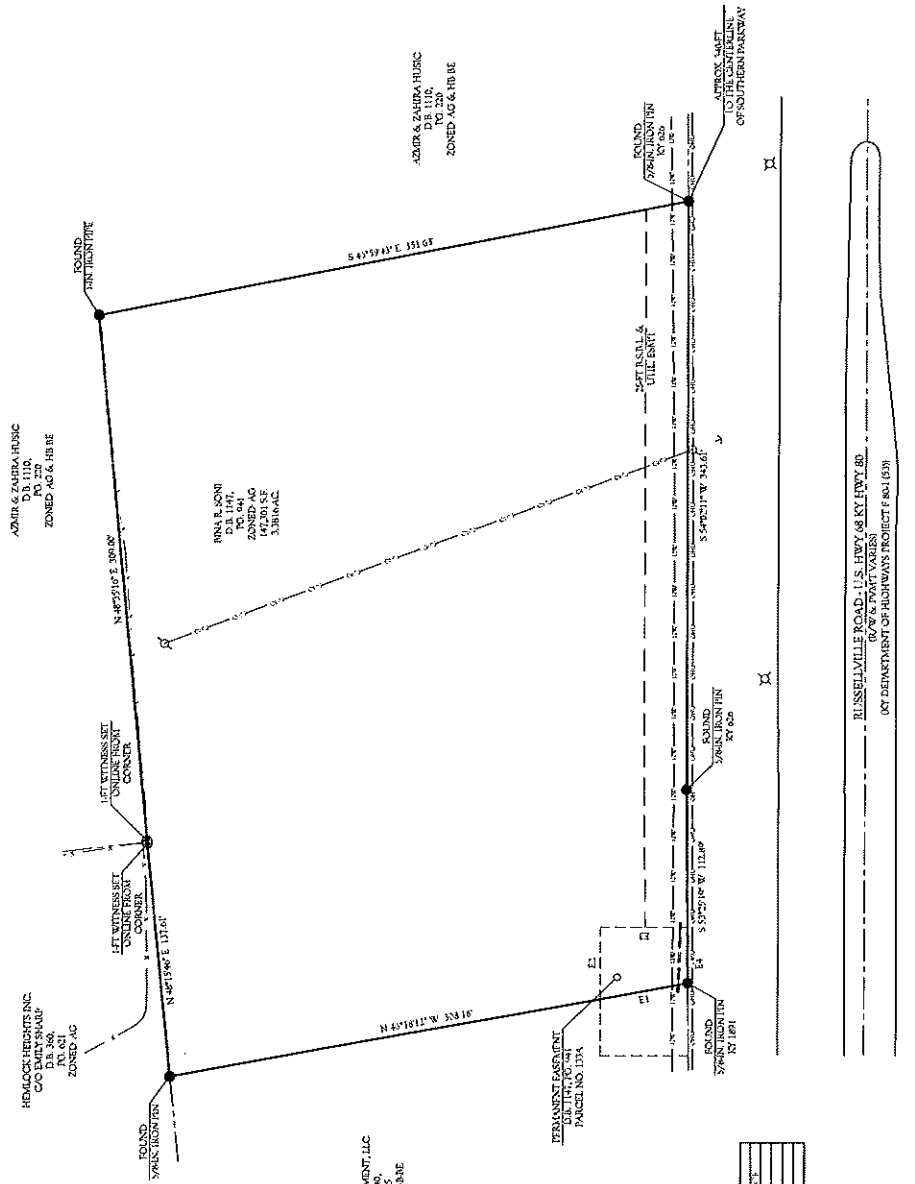
OWNER:
BINA R. SONI
3604 WATER MILL AVENUE
BOWLING GREEN, KY 42104



REZONING PLAT FOR:
DEED BOOK 1147, PAGE 041
RUSSELLVILLE ROAD
U.S. HIGHWAY 68 - KY HIGHWAY 80
BOWLING GREEN, KY

VAN METER & SLAVEY, LLC
PROFESSIONAL ENGINEERING - LAND SURVEYING
8510 S. 8th Blvd., Bowling Green, KY 42603
P: 525.290.0000 F: 525.292.0001 E: bslavey@vmsurvey.com
DEVELOPER: BINA R. SONI
CHECKED BY: LUCAS L. SLAVEY
APPROVED BY: LUCAS L. SLAVEY

LUCAS L. SLAVEY
PROFESSIONAL LAND SURVEYOR
LICENSED PROFESSIONAL ENGINEER
9-25-2022



LAND SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEYING WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF KENTUCKY AND THAT THE SURVEY MEETS THE REQUIREMENTS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF KENTUCKY.

Lucas Slavey
LICENSED PROFESSIONAL LAND SURVEYOR
0-23-2022

HEBACOL SURVIVORS INC.
C/O EMILY SHARR
P.O. BOX 240
TAYLOR, KY 40377
ZONED AG

ADAM & ZAHRA HUSIC
P.O. BOX 220
TAYLOR, KY 40377
ZONED AG & HB BE

FINN E. SONI
D.B. 1197
P.O. BOX 44
TAYLOR, KY 40377
ZONED AG
3.3816 AC.

SYRACUSE DEVELOPMENT, LLC
P.O. BOX 152
TAYLOR, KY 40377
ZONED GB

NO.	BEARING	DISTANCE	MARK
1	N 47° 51' 00\"/>		

GENERAL FOUND:

- MONUMENT FOUND (AS DESCRIBED)
- IRON PIN-SET (P)
- WITNESS MONUMENT
- EXISTING OUT WIRE
- EXISTING POWER POLE
- EXISTING WOOD POLE
- EXISTING FENCE LINE - 1/4\"/>